

**Town of Delaware Town Board  
REGULAR BOARD MEETING  
September 11, 2024 – 7:00 p.m.**

A regular meeting of the Town Board of the Town of Delaware, Sullivan County, New York, was held at the Town Hall, in Hortonville, New York, in said Town, on the 11<sup>th</sup> day of September, 2024, at 7:00 o'clock p.m. prevailing time.

The meeting was called to order by Supervisor DuBois, and there were

**PRESENT:** Scott M. DuBois, Supervisor  
Christopher Hermann, Councilperson  
Alfred Steppich, Councilperson  
Ian Blumenthal, Councilperson

**ABSENT:** Cindy Herbert, Councilperson

Also present: Tess McBeath, Town Clerk; Kenneth C. Klein, Town Attorney; Kristofer Scullion, Building Inspector/Code Enforcement Officer

The regular meeting was opened by Supervisor DuBois at 7:00 p.m. with a pledge to the flag. Councilperson Steppich asked for a moment of silence in remembrance of all those lost on September 11.

**ACCEPTANCE OF MINUTES:** Minutes of the August 14, 2024 meeting were approved on motion of Councilperson Hermann, seconded by Councilperson Steppich; and carried unanimously.

**HIGHWAY SUPERINTENDENT:** The Supervisor spoke to Bill Eschenberg, the two new trucks should be here October/November. The tractor for mowing should be here November. We have a couple of new local hires. Hopefully he has a full crew for winter maintenance; maximum number of workers is 7, Scott thinks he has 6.

**BUILDING INSPECTOR/CEO:** Kristofer Scullion reported three new houses, two on Beechwoods Road and one on Reum Road. He has issued 75 permits to date. Regarding Bnos Rochel, Mr. Scullion explained that they use it for some of the holidays; it's part of conditional use agreement. They did a lot of work and put millions of dollars into it, it's a lot better and a lot safer than it was. There was discussion about the Fern, we're going to have to start proceedings against them; he's losing roofs already, the inside is half gutted. Now he has a for rent sign up.

**TOWN CLERK:** (1) August receipts totaled \$8,754. with \$8,184.32 turned over to the Supervisor. Building Inspector receipts totaled \$7,895. (2) The County is holding another Hazardous Household Waste program at the landfill on October 20<sup>th</sup>. No pre-registration is required.

**UDC REPORT:** Harold Roeder (1) provided a hydrologic report. Reservoir storage is down – Neversink 59.2%, Pepaction, 84.1% and Cannonsville 73.9%. (2) He reviewed the completed TAG projects in Tusten and Damascus. Highland and Lumberland's projects were reviewed for substantial conformance and sent to the NPS where they were subsequently approved. (3) Mr. Roeder acknowledged the Town Clerk for being the recipient of the UDC's Community Service Award. (4) He also reported that Laurie Ramie will receive a Special Recognition Award from Radio Catskill WJFF. (5) The full Council received a presentation on the Upper Delaware Scenic & Recreational River Oral History project. They are transcribing historical oral records from our own Mary Curtis for preservation by the NPS.

**ENGINEER’S REPORT:** Engineer Bill Brown reported that construction is starting; the initial contact is the installation of the water meters throughout the system. A. Treffeisen & Sons, LLC out of Oneonta is doing the installation; it takes about ½ hour to put a meter in a basement. Mr. Brown requested the Board approve payment of the first invoice from Treffeisen; from there it will go to EFC and they will reimburse. Mr. Brown mentioned that meters are a requirement of the DRBC. He stated the Town bills on a unit basis; after a year or so we’ll have a baseline and then the Town may elect to change their water billing to be on a per-gallon basis.

The other part is the EPA and DOH have mandated a lead service inventory be conducted. As they’re installing meters they’re looking at the incoming pipe, so far they’ve all been copper. There are some reports that have to be submitted to DOH this Fall, and some public notices will be required.

Supervisor DuBois asked about the installation of water mains and the new wellhouse. Mr. Brown stated that some of the materials are coming in, he expects they’ll be breaking ground for the wellhouse next week. First work will be the new waterline on Route 17B and Upper Main Street. They’re getting permits from DOT, the railroad, Sullivan County. The existing mains will be abandoned. We’ll be getting new fire hydrants. Mr. Brown mentioned that when they’re coming down the hill from State Route 97 to State Route 17B, that work will all be in the road. Water main in that area is about 20’ deep.

In response to a question from Supervisor DuBois, the water tank is on order, it has a 6 month lead time, will probably be in the Spring.

**SUPERVISOR'S REPORT:** Supervisor DuBois reported (1) Saturday is his favorite day of year - clean up day, which runs from 9-4 . (2) The sale of the Villa Roma actually went through, they closed on it last week. From a Town perspective he believes it’s really good - they’re going to invest another \$7-8 million. Any time money is put back into the community to keep a business of that size and nature, it’s huge for the area. He knows that irrigation is a huge improvement on the golf course; it’s a huge asset and it brings people in. Supervisor DuBois is excited to see the future of what the Villa Roma holds. (3) Supervisor DuBois reported that it’s budget season; the department heads give him what they project they’ll need for the next year and he works with Debbie with the assessments. She’s been diligent. The number of building permits equals increased assessments. He’s optimistic that it will close the hole from the original Villa Roma setback with the taxes. (4) Supervisor DuBois gave a shout out and extended his congratulations to Tess McBeath for getting the Upper Delaware Council community service award,

**PUBLIC COMMENT:** None.

**COUNCIL COMMENT:** None.

**OLD BUSINESS:** None.

**NEW BUSINESS:**

**RESOLUTION– INTRODUCTORY LOCAL LAW #2-2024: TAX CAP OVERRIDE:**

The following resolution was introduced by Councilperson Steppich, who moved its adoption, and seconded by Councilperson Hermann, to wit:

**BE IT RESOLVED**, that introductory Local Law No. 2 of the Year 2024 entitled “A local law to override the tax levy limit established by General Municipal Law Section 3-c” is hereby introduced before the Town Board of the Town of Delaware, Sullivan County, State of New York; and

**BE IT FURTHER RESOLVED**, that copies of the aforesaid local law be laid upon the desk of each member of the Town Board; and

**BE IT FURTHER RESOLVED**, that the Town Board hold a public hearing on said local law at the Municipal Building, 104 Main Street, Hortonville, New York, at 5:55 p.m., prevailing time, on October 9, 2024; and

**BE IT FURTHER RESOLVED**, that the Town Board hereby determines the said local law to be a Type II action pursuant to the regulations promulgated under the State Environmental Quality Review Act for which no environmental review is required; and

**BE IT FURTHER RESOLVED**, that the Town Clerk publish or cause to be published a public notice in the Sullivan County Democrat, of said public hearing at least five (5) days prior thereto.

The question of the adoption of the foregoing resolution was duly put to a vote on roll call, resulting as follows:

Supervisor Scott M. DuBois voting aye;  
Councilperson Alfred Steppich voting aye;  
Councilperson Christopher Hermann voting aye; and  
Councilperson Ian Blumenthal voting aye.

The resolution was thereupon declared duly adopted, AYES-4, NAYS-0, ABSENT-1 (Councilperson Herbert)

**RESOLUTION – SET BUDGET WORKSHOP:**

Moved by: Councilperson Hermann  
Seconded: Councilperson Steppich

RESOLVED, that a Budget Workshop is set for 5:00 p.m. on October 9, 2024. Resolution carried unanimously.

**RESOLUTION – APPOINT DEPUTY TOWN CLERK:**

Moved by: Councilperson Hermann  
Seconded: Councilperson Steppich

RESOLVED, that Leila McCullough be appointed as Deputy Town Clerk. Resolution carried, AYES-4, NAYS-0, ABSENT-1 (Councilperson Herbert)

Speed limit: The Town Clerk explained that due to a number of accidents in front of their home, Lucette Ostergren requested that we begin the process to possibly lower the speed limit on State Route 52 between the Janice Center and the Old Foundation restaurant.

**RESOLUTION – SPEED LIMIT REDUCTION REQUEST:**

Moved by: Councilperson Steppich  
Seconded: Councilperson Hermann

RESOLVED, that a speed limit reduction request be submitted for State Route 52 between mile marker 52 9601 1154 and mile marker 52 9601 1159. Resolution carried unanimously.

**RESOLUTION: PAYMENT OF BILLS:** September 2024 bills/vouchers were reviewed and approved for payment on motion of Councilperson Blumenthal, seconded by Councilperson Hermann and carried:

Callicoon Light	\$ 620.13
Callicoon Sewer	12,225.78
General Fund	36,031.79
Highway Dept.	37,245.37
Kohlertown Light	144.61
Water District	10,584.88
Water Imp. Capital	12,851.00

**ADJOURNMENT:** With no further business, on motion of Councilperson Hermann, seconded by Councilperson Steppich and all in favor, the meeting adjourned at 7:25 p.m.

Respectfully submitted,

---

Tess McBeath, RMC  
Town Clerk